

COMMONWEALTH OF KENTUCKY
BEFORE THE PUBLIC SERVICE COMMISSION

In the Matter of:

THE APPLICATION OF THE WOOD CREEK)
WATER DISTRICT OF LAUREL COUNTY,)
KENTUCKY, FOR APPROVAL OF THE) CASE NO. 9949
PROPOSED CONSTRUCTION AND FINANCING)

O R D E R

IT IS ORDERED that Wood Creek Water District ("Wood Creek") shall file an original and one copy of the following information with the Commission with a copy to all parties of record no later than August 31, 1987. If the information cannot be provided by this date, Wood Creek should submit a motion for an extension of time stating the reason a delay is necessary and include a date by which it will be furnished. Such motion will be considered by the Commission. Wood Creek shall furnish with each response the name of the witness who will be available at the public hearing for responding to questions concerning each item of information requested.

1. Provide detailed information on the construction of the proposed structure to include construction drawings and specifications. These construction drawings and specifications must be signed and sealed by an Architect or a Professional Engineer registered to practice in Kentucky.

2. Provide information as to the exact number of acres of land Wood Creek is proposing to buy, the exact location of this site, the owner of the proposed site and the reason for choosing such a location.

3. Provide a copy of the construction drawings and specifications for the proposed site development of the new property to include any and all improvements such as parking facilities, landscaping, etc. These drawings and specifications must be signed and sealed by a Landscape Architect or Professional Engineer licensed to practice in Kentucky.

4. Provide detailed information on the amount of money that Wood Creek is proposing to borrow for this construction. Also provide a letter from the lending institution stating that it will provide a parity mortgage acceptable to the Farmers Home Administration.

5. Provide the itemized cost of the new construction. This must include the cost of land, construction of the building, site development and any furniture or equipment associated with the project.

6. Provide a written appraisal of the sale price of the existing office building. This must be certified by a Professional Appraiser.

7. Provide detailed information on the use of space in the proposed building. This must include the amount of space that is allocated for each employee, customer service area, equipment, etc. The following guidelines are used by Division of Real Property for evaluation of facilities used for state government

agencies: Supervisor - 148 square feet; Staff - 114 square feet; Clerk - 98 square feet; Receptionist - 30 square feet per person; Part-time Employees - 50 square feet or office sharing. Office Furniture: File Cabinet - 10 square feet; Bookcase - 10 square feet; Shelf - 12 square feet; Table - 33 square feet; Copy Machine - 53 square feet with 21 percent allowance for access areas. Since Wood Creek is a special district organized under the legislative authority of Chapter 74 of the Kentucky Revised Statutes, it can be considered an extension of state government. Explain fully why Wood Creek considers it necessary to deviate from state guidelines in the proposed construction of its office building.

Done at Frankfort, Kentucky, this 3rd day of August, 1987.

PUBLIC SERVICE COMMISSION


For the Commission

ATTEST:

Executive Director